

February 10, 2010

ITEM NO. A4

AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR ROCKWELL GARDENS REPLACEMENT HOUSING AT THE ON-SITE DEVELOPMENT KNOWN AS WEST END PHASE 2 AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO

To the Honorable Board of Commissioners

RECOMMENDATIONS

It is recommended that the Board of Commissioners (“Board”) approve the Tenant Selection Plan (“TSP”), Lease, Lease riders, and bylaws to be used for Rockwell Gardens replacement housing at West End Phase 2, substantially in the form as attached to the Resolution, and authorize the Chief Executive Officer to approve any final changes the TSP, Lease, Lease Riders, and bylaws, including, but not limited to, changes based on HUD requirements or resulting from the applicable notice and public comment period; and authorize the amendment of the CHA Admissions and Continued Occupancy Policy (“ACOP”) to add the final form of said TSP, Lease, and Lease Rider and bylaws as an addendum.

FUNDING
N/A

EXPLANATION

The proposed resolution is to approve the TSP, Lease, and Lease Rider, and bylaws to be used for Rockwell Gardens replacement housing units at West End Phase 2. The 112 units, including 65 designated for public housing, 33 as affordable housing, and 14 as market rate units, will be operated by the private developer. Priority will be given to previous residents of Rockwell Gardens as determined by the Housing Offer Process. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its development.

The property specific requirements for applicants contained in the attached ACOP are based on the CHA’s Minimum TSP (Board approved September 21, 2004).

The authorization of approval of the TSP, Lease, and Lease Rider, and bylaws to be used for the public housing replacement housing units at West End Phase 2 is required at this time to facilitate the development of these units. These documents have been reviewed by CHA, the Developer, Working Group, and Resident Leadership representing the interest of residents from Rockwell Gardens, who recommend the documents as acceptable. A public comment period was held from December 9, 2009 through January 7, 2010. A public comment hearing was held on December 16, 2009 at Grant School Campus. Due to low resident turnout, it was requested that CHA host another hearing. A town hall meeting was held on January 23, 2010 at Grant School Campus. The comment period was extended and the CHA accepted comments until January 25, 2010. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and Extra newspapers, as well as posted on the CHA website and on site at the following Office(s): CHA Administrative Office, Central Advisory Council, and West End Management Office. Consideration was given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2010-CHA-11

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 10, 2010, entitled "AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR ROCKWELL GARDENS REPLACEMENT HOUSING AT THE ON-SITE DEVELOPMENT KNOWN AS WEST END PHASE 2 AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached Tenant Selection Plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Rockwell Gardens replacement housing at the development known as West End Phase 2. The Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

